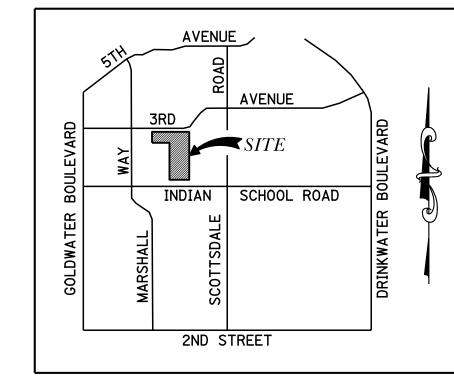
LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP

ASSESSORS PARCEL NUMBER

173-50-108A & 173-50-034

LOT AREA

AREA = 84,982 SQ. FT. OR 1.951 ACRES MORE OR LESS PER LEGAL DESCRIPTION

EXISTING PARKING

UNCOVERED SPACES: 108
ACCESSIBLE SPACES: 3

TOTAL SPACES:

REFERENCES

7117 E. 3RD AVENUE SCOTTSDALE, AZ 85251

ADDRESS

BK. 62, PG. 23, BK. 62, PG. 35, BK. 718, PG. 35, BK. 1429, PG. 37, BK. 1436, PG. 32, BK. 1462, PG. 11, AND BK. 1462, PG. 28 M.C.R.

7120 E. INDIAN SCHOOL ROAD

LEGAL DESCRIPTION (FILE NO.: 10190428) APN 173-50-108A

- 1.) Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B. Part I—Requirements are met.
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 3.) Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
- (4.) Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- (5.) Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- (7.) Any lien or right to a lien for services, labor or material not shown by the Public Records.
- (8.) Taxes for the full year of 2020. (The first half is due October 1, 2020 and is delinquent November 1, 2020. The second half is due March 1, 2021 and is delinquent May 1, 2021.)
- 9. The liabilities and obligations imposed upon said land by reason of: (a) inclusion thereof within the boundaries of the Salt River Project Agricultural Improvement and Power District; (b) membership of the owner thereof in the Salt River Valley Water Users' Association, an Arizona corporation and (c) the terms of any Water Right Application made under the reclamation laws of the United States for the purpose of obtaining water rights for said land. (All assessments due and payable are paid.)
- 10.) Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
- 11.) DELETED INTENTIONALLY
- (12.) DELETED INTENTIONALLY
- 13.) A plat recorded as Book 5, Page 32 of Road Maps, purporting to show a county roadway.
- 14.) A plat recorded as Book 9, Page 85 of Road Maps, purporting to show a county roadway.
- 5.) An easement for electric lines and incidental purposes, recorded as Docket 1600, Page 319.
- 16.) An easement for telephone and telegraph lines and incidental purposes, recorded as Docket 1799, Page 417.
- (17.) An easement for electric lines and incidental purposes, recorded as Docket 2032, Page 373.
- (18.) An easement for sewer and water and incidental purposes, recorded as Docket 2870, Page 139.
- (19.) An easement for sewer and water and incidental purposes, recorded as Docket 3477, Page 589.
- 20.) An easement for landscape and incidental purposes, recorded as 98-0627813 of Official Records.
- (21.) The following matters disclosed by an ALTA/NSPS survey made by _____ on _____, designated Job No. _____:

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement set forth herein.

22.) The rights of parties in possession by reason of any unrecorded lease or leases or month to month tenancies affecting any portion of the within described property shown as:

An unrecorded lease executed by Kimsey Properties, LLLP as lessor and Begin Within Wellness Corp. as lessee, as disclosed to the Company.

An unrecorded lease executed by Kimsey Properties, LLLP as lessor and EJS Launch, LLC as lessee, as disclosed to the Company.

An unrecorded lease executed by Kimsey Properties, LLLP as lessor and Sixty First Place Architects, Ltd. As lessee, as disclosed to the Company.

An unrecorded lease executed by Kimsey Properties, LLLP as lessor and Begin Within Wellness Corp. as lessee, as disclosed to the Company.

An unrecorded lease executed by Kimsey Properties, LLLP as lessor and Supplement Fusion, LLC as lessee, as disclosed to the Company.

An unrecorded lease executed by Kimsey Properties, LLLP as lessor and Teres Nail Bar, LLC as lessee, as disclosed to the Company.

An unrecorded lease executed by Kimsey Properties, LLLP as lessor and Vape Now, LLC as lessee, as disclosed to the Company.

(23.) Water rights, claims or title to water, whether or not shown by the public records.

(24.) Taxes for the full year of 2020.

(The first half is due October 1, 2020, and is delinquent November 1, 2020. The second half is due March 1,2021, and is delinquent May 1, 2021.)

NO 1F2

- . THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CLEAR TITLE AGENCY OF ARIZONA FILE NO.: 10190428, COMMITMENT DATE: JUNE 5, 2020 AT 12:00 A.M. (APN 173-50-108A)
- AND A COMMITMENT FOR TITLE INSURANCE ISSUED BY CLEAR TITLE AGENCY OF ARIZONA FILE NO.: 10190403, COMMITMENT DATE: JUNE 5, 2020 AT 12:00 A.M. (APN 173-50-034)
- 2. THE BASIS OF BEARING IS THE SOUTH LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST BEARING EAST PER BOOK 62 OF MAPS, PAGE 23 M.C.R.
- THIS SITE IS LOCATED IN ZONE "X" PER "F.E.M.A." FLOOD MAP NO. 04013C2235L,

 DATED: OCTOBER 16, 2013. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
 CHANCE FLOODPLAIN.
- 4. UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON AVAILABLE PUBLIC RECORDS.
 THESE UNDERGROUND UTILITIES HAVE NOT BEEN FIELD VERIFIED.
- 5. NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON
- 6. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.

LEGAL DESCRIPTION (FILE NO.: 10190403) APN 173-50-034

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B. Part I—Requirements are met.
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession thereof.
- 4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- 7. Any lien or right to a lien for services, labor or material not shown by the Public Records.
- 8. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
- 9. Water rights, claims or title to water, whether or not shown by the public records.
- 10. Taxes for the full year of 2020.
 - (The first half is due October 1, 2020, and is delinquent November 1, 2020. The second half is due March 1,2021, and is delinquent May 1, 2021.)
- Easements, restrictions, reservations, conditions and set—back lines as set forth on the plat recorded as Book 62 of Maps, Page 23, and Affidavit of Correction recorded as 2007—1193965, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- 12. An easement for electric lines and incidental purposes, recorded as Docket 1652, page 75 of Official
- 13. An easement for sewer and water lines and incidental purposes, recorded as Docket 2870, page 134 of
- 14. The terms, conditions and provisions contained in the document entitled "Development Agreement" recorded January 19, 1996 as 96-0040152 of Official Records.
- 15. DELETED INTENTIONALLY
- 16. DELETED INTENTIONALLY
- 17. An easement for electric lines and incidental purposes, recorded as 97-0202386 of Official Records.
- 18. DELETED INTENTIONALLY
- 19. The terms, conditions and provisions contained in the document entitled "Parking License Agreement" recorded March 21, 2012 as 2012—0234571 of Official Records.
- 20. The terms, conditions and provisions contained in the document entitled "Binding Memorandum of Understanding" recorded March 26, 2012 as 2012—0245309 of Official Records.
- 21. The rights of parties in possession by reason of any unrecorded lease or lease or month to month
- tenancies affecting any portion of the within described property herein.

 22. The following matters disclosed by an ALTA/ACSM survey made by ____ on ____, designated Job No.

NOTE: This matter will be more fully set forth or deleted upon compliance with the applicable requirement set forth herein.

LEGAL DESCRIPTION (FILE NO.: 10190428) APN 173-50-108A

THAT PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 22, DISTANT 495 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 22;

THENCE NORTH ALONG LINE OF PREMISES CONVEYED BY WILLIAM E. KIMSEY ET UXOR, TO CLYDE T. SHARP BY DEED RECORDED APRIL 28, 1920 IN BOOK 148 OF DEEDS, PAGE 571, A DISTANCE OF 264.60 FEET TO A POINT:

THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 165 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH O DEGREES, 57 MINUTES, 34 SECONDS WEST ALONG SAID LAST MENTIONED EAST LINE, A DISTANCE OF 264.60 FEET TO A POINT AND CORNER OF THE SOUTH LINE OF SAID SECTION 22:

THENCE WEST (ASSUMED) ALONG LAST SAID MENTIONED SOUTH LINE TO THE POINT AND PLACE OF BEGINNING;

EXCEPT SOUTH 33 FEET FOR ROAD PURPOSES AS DEDICATED TO THE CITY OF SCOTTSDALE RECORDED SEPTEMBER 3, 1954 IN BOOK 9 OF ROAD MAPS, PAGE 85, MARICOPA COUNTY, OFFICIAL RECORDS; AND

EXCEPT THAT PORTION DEEDED TO THE CITY OF SCOTTSDALE RECORDED IN RECORDING NO. 98-0627812, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE WEST HALF OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA

AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 22;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 08 MINUTES 22

THENCE NORTH 00 DEGREES 05 MINUTES 56 SECONDS EAST 33.00 FEET TO A POINT ON A LINE 33 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89 DEGREES 08 MINUTES 22 SECONDS WEST 163.87 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 03 SECONDS EAST 13.97 FEET;

SECONDS WEST 327.75 FEET

THENCE NORTH 87 DEGREES 27 MINUTES 55 SECONDS EAST 24.18 FEET;

THENCE SOUTH 02 DEGREES 32 MINUTES 05 SECONDS EAST 6.00 FEET;

THENCE NORTH 87 DEGREES 27 MINUTES 55 SECONDS EAST 139.57 FEET;

THENCE SOUTH 00 DEGREES 05 MINUTES 56 SECONDS WEST 12.76 FEET TO THE TRUE POINT BEGINNING.

LEGAL DESCRIPTION (FILE NO.: 10190403) APN 173-50-034

TRACT A, CRAFTSMANS COURT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 62 OF MAPS, PAGE 23; AND THEREAFTER AN AFFIDAVIT OF CORRECTION WAS RECORDED TO AMEND THE NAME OF THE PLAT TO CRAFTSMAN COURT BY INSTRUMENT RECORDED AS 2007—1193965 OF OFFICIAL RECORDS.

SURVEYORS CERTIFICATION

Certified to: PEG Properties, LLC, a Utah limited liability company its successors and/or assign,
Kimsey Properties LLLP, an Arizona limited liability limited partnership (FILE NO.: 10190428)
Valley of the Sun Entertainment, L.L.C., an Arizona Limited Liability Company (FILE NO.: 10190403)
and Clear Title Agency of Arizona

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7(a), 8, 9, 11, 13, 16, 17, 19, and 20 of Table A thereof. The field work was completed on January 30, 2020.

Date: June 19, 2020

JAMES A. LOFTIS, R.L.S. R.L.S. # 26404



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3 ENGINEERING, LLC 6370 E. THOMAS ROAD SUITE # 200 SCOTTSDALE, ARIZONA 8525 PHONE: (602) 334-4387 FAX: (602) 490-3230 WWW.3ENGINEERING.COM

PROJECT NO.

DATE: 06/19/20

SHEET NO.

10-ZN-2020 7/2/2020

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